

108.0

0001

0013.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

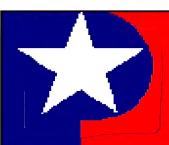
659,400 / 659,400

USE VALUE:

659,400 / 659,400

ASSESSED:

659,400 / 659,400


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 32 | | DODGE ST, ARLINGTON |

OWNERSHIP

Unit #:

| | |
|------------------------------|--|
| Owner 1: KAMENTSKY LEE--ETAL | |
| Owner 2: O LEARY KATHLEEN M | |
| Owner 3: | |

| | |
|---------------------------|--|
| Street 1: 32 DODGE STREET | |
| Street 2: | |

| | |
|---------------------|-------|
| Twn/City: ARLINGTON | |
| St/Prov: MA | Cntry |

| | |
|---------------|------------|
| Postal: 02474 | Own Occ: Y |
| | Type: |

PREVIOUS OWNER

| | |
|----------|--|
| Owner 1: | |
| Owner 2: | |

| | |
|-----------|--|
| Street 1: | |
| Twn/City: | |

| | |
|----------|-------|
| St/Prov: | Cntry |
| Postal: | |

NARRATIVE DESCRIPTION

| | |
|---|--|
| This parcel contains .166 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Wood Shingle Exterior and 1852 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms. | |
|---|--|

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 3 | Below Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 7233 | | Sq. Ft. | Site | | 0 | 70. | 0.88 | 5 | | | | | | | | | 445,892 | | | | | | 445,900 | |

| IN PROCESS APPRAISAL SUMMARY | | | | | | | | | | Legal Description | | | | User Acct | | | | | | | | | | | | | |
|------------------------------|--|--|--|--|--|---------------------------------------|--|--|--|-------------------|--|-----------------|--|-----------|--|--|--|-----------------|--|--|--|--|--|--|--|--|--|
| Use Code | | | | | | Land Size | | | | | | Building Value | | | | | | Total Value | | | | | | | | | |
| 101 | | | | | | 7233.000 | | | | | | 213,500 | | | | | | 445,900 | | | | | | | | | |
| Total Card | | | | | | 0.166 | | | | | | 213,500 | | | | | | 445,900 | | | | | | | | | |
| Total Parcel | | | | | | 0.166 | | | | | | 213,500 | | | | | | 445,900 | | | | | | | | | |
| Source: Market Adj Cost | | | | | | Total Value per SQ unit /Card: 356.05 | | | | | | /Parcel: 356.05 | | | | | | Land Unit Type: | | | | | | | | | |

Residential

ARLINGTON

CARD

APPRAISED:

659,400 / 659,400

USE VALUE:

659,400 / 659,400

ASSESSED:

659,400 / 659,400

09/22/18

Insp Date

09/22/18

18461!

18461!

PRINT

PRINT

Date

Date

12/30/21

07:22:30

LAST REV

LAST REV

Date

Date

10/03/18

11:38:31

mmcmakin

mmcmakin

8461

8461

ASR Map:

ASR Map:

Fact Dist:

Fact Dist:

Reval Dist:

Reval Dist:

Year:

Year:

LandReason:

LandReason:

BldReason:

BldReason:

CivilDistrict:

CivilDistrict:

Ratio:

Ratio:

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

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EXTERIOR INFORMATION

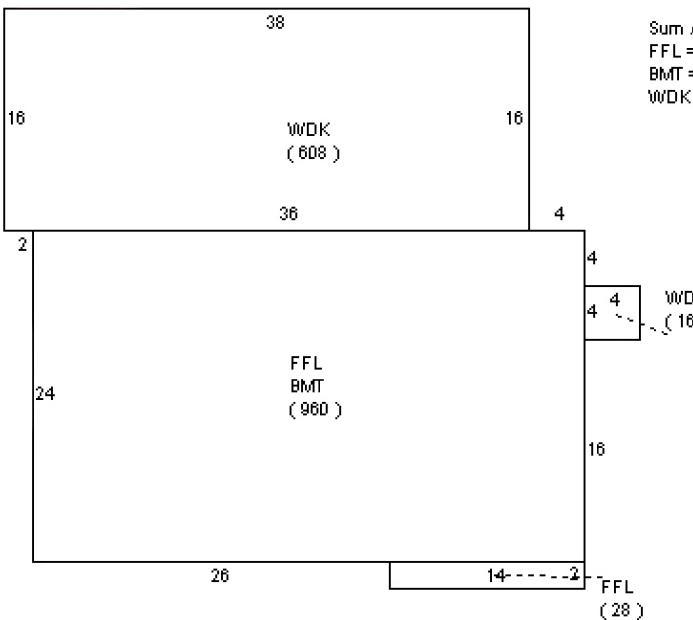
| | | |
|---------------|------------------|----------|
| Type: | 19 - Ranch | |
| Sty Ht: | 1 - 1 Story | |
| (Liv) Units: | 1 | Total: 1 |
| Foundation: | 1 - Concrete | |
| Frame: | 1 - Wood | |
| Prime Wall: | 1 - Wood Shingle | |
| Sec Wall: | | % |
| Roof Struct: | 1 - Gable | |
| Roof Cover: | 1 - Asphalt Shgl | |
| Color: | BEIGE | |
| View / Desir: | | |

BATH FEATURES

| | | |
|------------|---|-----------------|
| Full Bath: | 1 | Rating: Average |
| A Bath: | | Rating: |
| 3/4 Bath: | 1 | Rating: Good |
| A 3QBth: | | Rating: |
| 1/2 Bath: | | Rating: |
| A HBth: | | Rating: |
| OthrFix: | | Rating: |

COMMENTS

| |
|-------|
| PDAS: |
| |

SKETCH

Sum Area By Label:
 FFL = 988
 BMT = 960
 WDK = 624

GENERAL INFORMATION

| | |
|---------------|-------------|
| Grade: | C - Average |
| Year Blt: | 1955 |
| Eff Yr Blt: | |
| Alt LUC: | |
| Alt %: | |
| Jurisdict: | G5 |
| Fact: | . |
| Const Mod: | |
| Lump Sum Adj: | |

INTERIOR INFORMATION

| | |
|---------------|------------------|
| Avg Ht/FL: | STD |
| Prim Int Wal: | 2 - Plaster |
| Sec Int Wall: | % |
| Partition: | T - Typical |
| Prim Floors: | 3 - Hardwood |
| Sec Floors: | % |
| Bsmnt Flr: | 4 - Carpet |
| Subfloor: | |
| Bsmnt Gar: | |
| Electric: | 3 - Typical |
| Insulation: | 2 - Typical |
| Int vs Ext: | S |
| Heat Fuel: | 2 - Gas |
| Heat Type: | 1 - Forced H/Air |
| # Heat Sys: | 1 |
| % Heated: | 100 |
| % AC: | |
| Solar HW: | NO |
| Central Vac: | NO |
| % Com Wal | % Sprinkled |

DEPRECIATION

| | | |
|-------------|---------------|-------|
| Phys Cond: | AG - Avg-Good | 26. % |
| Functional: | | % |
| Economic: | | % |
| Special: | | % |
| Override: | | % |
| Total: | 26.4 | % |

REMODELING

| | |
|------------|------|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | 2016 |
| Baths: | 2004 |

Floor:**% Own:****Name:****TOTALS****Exterior:****Interior:****Additions:****Kitchen:****Baths:****Plumbing:****Electric:****Heating:****General:****TOTALS****Exterior:****Interior:****Additions:****Kitchen:****Baths:****Plumbing:****Electric:****Heating:****General:****TOTALS****Exterior:****Interior:****Additions:****Kitchen:****Baths:****Plumbing:****Electric:****Heating:****General:****TOTALS****Exterior:****Interior:****Additions:****Kitchen:****Baths:****Plumbing:****Electric:****Heating:****General:****TOTALS****Exterior:****Interior:****Additions:****Kitchen:****Baths:****Plumbing:****Electric:****Heating:****General:****TOTALS****Exterior:****Interior:****Additions:****Kitchen:****Baths:****Plumbing:****Electric:****Heating:****General:****TOTALS****Exterior:****Interior:****Additions:****Kitchen:****Baths:****Plumbing:****Electric:****Heating:****General:****TOTALS****Exterior:****Interior:****Additions:****Kitchen:****Baths:****Plumbing:****Electric:****Heating:****General:****TOTALS****Exterior:****Interior:****Additions:****Kitchen:****Baths:****Plumbing:****Electric:****Heating:****General:****TOTALS****Exterior:****Interior:****Additions:****Kitchen:****Baths:****Plumbing:****Electric:****Heating:****General:****TOTALS****Exterior:****Interior:****Additions:****Kitchen:****Baths:****Plumbing:****Electric:****Heating:****General:****TOTALS****Exterior:****Interior:****Additions:****Kitchen:****Baths:****Plumbing:****Electric:****Heating:****General:****TOTALS****Exterior:****Interior:****Additions:****Kitchen:****Baths:****Plumbing:****Electric:****Heating:****General:****TOTALS****Exterior:****Interior:****Additions:****Kitchen:****Baths:****Plumbing:****Electric:****Heating:****General:****TOTALS****Exterior:****Interior:****Additions:****Kitchen:****Baths:****Plumbing:****Electric:****Heating:****General:****TOTALS****Exterior:****Interior:****Additions:****Kitchen:****Baths:****Plumbing:****Electric:****Heating:****General:****TOTALS****Exterior:****Interior:****Additions:****Kitchen:****Baths:****Plumbing:****Electric:****Heating:****General:****TOTALS****Exterior:****Interior:****Additions:****Kitchen:****Baths:****Plumbing:****Electric:****Heating:****General:****TOTALS****Exterior:****Interior:****Additions:****Kitchen:****Baths:****Plumbing:****Electric:****Heating:****General:****TOTALS****Exterior:****Interior:****Additions:****Kitchen:****Baths:****Plumbing:****Electric:****Heating:****General:****TOTALS****Exterior:****Interior:****Additions:****Kitchen:****Baths:****Plumbing:****Electric:****Heating:****General:****TOTALS****Exterior:</**